

139.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,154,300 / 1,154,300

ASSESSED:

1,154,300 / 1,154,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		LINCOLN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KLOSTERMAN STEVEN W/LYNNE S	
Owner 2:	
Owner 3:	

Street 1: 12 LINCOLN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: PIROZZI RALPH G &amp; THERESA D -

Owner 2: -

Street 1: 12 LINCOLN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,798 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 3017 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6798		Sq. Ft.	Site		0	90.	0.92	10									561,547						561,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6798.000	592,800		561,500	1,154,300		89255
							GIS Ref
							GIS Ref
							Insp Date
							12/08/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,800	0	6,798.	561,500	1,154,300	1,154,300	Year End Roll	12/18/2019
2019	101	FV	451,700	0	6,798.	592,700	1,044,400	1,044,400	Year End Roll	1/3/2019
2018	101	FV	451,700	0	6,798.	436,800	888,500	888,500	Year End Roll	12/20/2017
2017	101	FV	451,700	0	6,798.	418,000	869,700	869,700	Year End Roll	1/3/2017
2016	101	FV	451,700	0	6,798.	386,800	838,500	838,500	Year End	1/4/2016
2015	101	FV	420,000	0	6,798.	324,400	744,400	744,400	Year End Roll	12/11/2014
2014	101	FV	420,000	0	6,798.	317,000	737,000	737,000	Year End Roll	12/16/2013
2013	101	FV	420,000	0	6,798.	302,000	722,000	722,000		12/13/2012

Parcel ID 139.0-0002-0007.0

!10746!

**PRINT**

Date 12/11/20 Time 01:01:26

**LAST REV**

Date 09/23/09 Time 09:40:44

mmcmakin

10746

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIROZZI RALPH G	38634-546		4/1/2003		716,000	No	No		
	14980-310		4/1/1983		126,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2007	885	Redo Kit	50,000			G9	GR FY09	

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2008	Meas/Inspect	163	PATRIOT
7/25/2003	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
4/11/2000	Missed Appt.	276	PATRIOT
11/15/1999	Measured	264	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	OF=SHOWER IN BATH.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good										
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Good										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Good										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	B- - Good (-)			<b>CONDOS INFORMATION</b>													
Year Blt:	1913	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	std			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	9	3					
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:	2008								
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	4.6	%		Plumbing:									
Bsmnt Flr:	4 - Carpet			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.18790984			General:									
Electric:	3 - Typical			Const Adj.:	1.00999999			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	155.973			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	105950												
Heat Fuel:	2 - Gas			Grade Factor:	1.21												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	621422												
% Com Wall:				Depreciation:	28585												
				Depreciated Total:	592837												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 139.0-0002-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		1 10X12	A	AV	2003		0.00	T	12.8	101				
More: N				Total Yard Items:				Total Special Features:				Total:					

The sketch shows a two-story house with a front porch. The first floor has three bedrooms, one bathroom, and a central hall. The second floor has two bedrooms and a bathroom. The sketch includes room names like FFL, BMT, SFL, UAT, WDK, and OPF, along with their respective dimensions and areas.

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,136	155.970	177,185	BMT	100	RRM	95	G	
BMT	Basement	944	83.020	78,371	UAT	100	FLA	100	G	
SFL	Second Floor	816	155.970	127,274						
UAT	Upper Attic	168	120.100	20,177						
WDK	Deck	144	13.070	1,883						
OPF	Open Porch	64	42.700	2,733						
Net Sketched Area: 3,272				Total:	407,623					
Size Ad	1952	Gross Are	3776	FinArea	3017					

**IMAGE**

The photograph shows a two-story house with a white exterior and dark shutters. The house has a front porch and a gabled roof with a chimney. The property appears to be landscaped with some trees and shrubs in the foreground.

**AssessPro Patriot Properties, Inc**